

DRAFT

Guidelines for Land Use Scenarios

(Related Guiding Principle(s) shown in italics)

Purpose Statement: The land use scenario guidelines are intended to guide the development of recommendations on where and how the City of San Jose should physically grow. Below is the first draft of these guidelines for Task Force consideration and refinement.

Interconnected City

(Economic Development, Housing, Sustainable City, Urban Conservation/Preservation)

1. Plan for people not cars: Establish a land use fabric that promotes increased walking, bicycling, and public transit use and does not give priority to the automobile.
2. Locate 80 % of new residential and employment growth within existing, planned and proposed transit corridors.
3. Create walkable and bike friendly neighborhood villages: Enhance established neighborhoods by integrating a mix of uses within or adjacent to neighborhoods including retail shops and services, employment opportunities, public services and housing (e.g., The Alameda).
4. Create complete and vibrant regional hubs: Integrate a mix of housing, employment, and services within existing key commercial areas (e.g., the Oakridge Mall area).

Innovative Economy *(Economic Development/Housing)*

5. Provide sufficient quantities and types of employment lands to accommodate 200,000 new jobs, which is an employment growth level that is 15% higher than current projections.
6. Reinforce Downtown, North San Jose, Edenvale, and the Monterey Corridor as key employment areas.
7. Ensure that sufficient light and heavy industrial lands are available in 2040 to meet or exceed the projected needs of residents and businesses.
8. Create opportunities for uses that support a self-sufficient city in terms of recycling, waste management, corporation yards and other heavy industrial activities.
9. Provide employment lands that accommodate more than the 25,000 clean tech job goal established in the Green Vision.
10. Provide a sufficient quantity of land to accommodate the projected retail demands of residents and businesses.

Environmental Leadership (*Sustainable City*)

11. Maintain the existing Urban Growth Boundary.
12. Establish a land use fabric that achieves a 10% reduction in motor vehicle miles traveled and a ____ % (percentage to be determined) reduction in the emission of greenhouse gases from motor vehicles.
13. Protect and enhance existing riparian corridors within the Urban Growth Boundary and within documented habitat areas outside of the Urban Growth Boundary.

Healthy Neighborhoods (*Urban Conservation/Preservation*)

14. Promote the public health of the City's residents by developing a land use framework that promotes walking, biking and the use of public transit, and facilitates access to parks and recreation opportunities.
15. Provide access to healthy food, including locations for locally grown produce.

Quality Education and Services (*Urban Conservation/Preservation, Social Equity*)

16. Locate growth in developed areas where existing infrastructure (e.g., sewers and water lines), City facilities (e.g., libraries, and parks) and services (e.g., public safety) are already available, resulting in maximum efficiency.
17. Provide adequate land for schools, health care facilities, places of worship, and other community activities.
18. Improve the fiscal condition of the City.

Vibrant Arts and Culture (*Downtown Revitalization, Urban Conservation/Preservation*)

19. Reinforce and strengthen Downtown San Jose as the cultural and symbolic heart of San Jose and as an economic center with appropriate housing.

Diversity and Social Equity (*Social Equity*)

20. Distribute a wide variety of housing types that meet the needs of an economically and culturally diverse population.